



Freehold Investment For Sale - £1,250,000

ONLINE PROPERTY AGENCY



Union Road, Oldbury, B69 3EX

4 x Industrial Units & 12,000 Sqft Yard
£120,200 p.a / £10,016 PCM Net Rent
9.62% Net Rental Yield
1 Acre Site

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4 x Industrial Units & 12,000 SqFt Yard - Let On FRI Leases

Key Features

- 9.62% NET YIELD
- £120,200 P.A NET RENT
- 4 x Industrial Units
- 21,044 SqFt Of Industrial Premises
- Freehold
- Fully Let & Income Generating on FRI Leases
- Large Yard - 12,000 SqFt (Approx)
- 1 Acre Site
- Ample Parking
- 3 Phase Electric - (All Independent Services)
- VAT - Sale Treated As TOGC

Schedule

Unit	Net Rent PCM	Net Rent p.a	Lease Start	Lease End	Size	EPC
Unit 1	£2,500.00	£30,000.00	01/05/2023	30/04/2028	5064 SqFt	D
Unit 2	£2,500.00	£30,000.00	01/01/2024	01/01/2029	4881 SqFt	D
Unit 3	£2,083.00	£25,000.00	01/07/2022	30/06/2027	5920 SqFt	C
Unit 7	£2,333.33	£28,000.00	06/04/2023	06/04/2027	5179 Sqft	E
Yard	£600.00	£7,200.00	06/04/2023	06/04/2027	12,000 Sqft	
Total NET RENT	£10,016.33	£120,200.00				

9.62% Net Yielding Freehold Investment

Summary Of Accommodation



Unit 1
5064 SqFt
£2500 pcm / £30,000 p.a Net Rent
Unit 2
4881 SqFt
£2500 pcm / £30,000 p.a Net Rent
Unit 3
5920 SqFt
£2083 pcm / £25,000 p.a Net Rent
Unit 7
5179 Sqft
£2333 pcm / £28,000 p.a Net Rent
Yard
12,000 Sqft
£600 pcm / £7200 p.a Net Rent
TOTAL: £120,200 p.a / £10,016.67 PCM NET RENT
TOTAL: 21,044 SqFt

£1,250,000
(One Million, Two Hundred & Fifty
Thousand Pounds)

DESCRIPTION

The OPA are pleased to present this rare opportunity to acquire 21,044 SqFt of industrial premises sitting on a freehold site of approx 1 acre. Comprising of 4 individual warehouse units, plus a sizeable yard of circa 12,000 Sqft.

The units are fully let on an FRI basis and generating a healthy net rental income of £120,200 per annum (£144,240 p.a inclusive of VAT).

All units benefit from roller shutter access with mains services and 3 phase electric facilities.

Construction –with concrete portal frame supporting masonry walls and ridges and itched lined profile steel clad roof.

Situated in Union Road, within a cul-de-sac location comprising of industrial warehouse units.

ACCOMMODATION

Unit 1

- 5064 SqFt
- £2500 pcm / £30,000 p.a Net Rent
- EPC D

A semi detached freehold unit with offices to the front and roller shutter access from the rear yard. With minimum eaves height of 3.36 meters and a maximum height of 5.15 meters into the apex.



Unit 2

- 4881 SqFt
- £2500 pcm / £30,000 p.a Net Rent
- EPC D

A semi-detached unit, with offices to the front and roller shutter access to the yard.

First floor office accommodation.

With minimum eaves height of 3.36 meters and a maximum height of 5.15 into the apex.

Unit 3

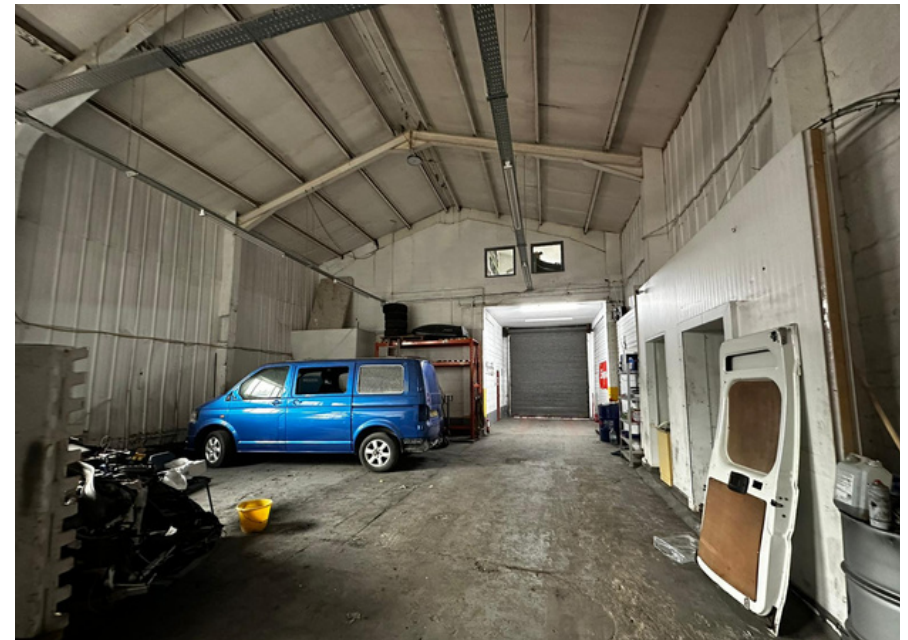
- 5920 SqFt
- £2083 pcm / £25,000 p.a Net Rent
- EPC -C

The property comprises a self contained, single storey detached industrial unit with integral two storey office accommodation above.

Outside the property benefits from a deep forecourt, providing parking and space for loading and unloading.

Ground floor: open plan warehouse with eaves height of 5.9 meters together with detached stores, loading bay and male and female WC's.

First floor; office accommodation.



Unit 7

- 5179 Sqft
- £2333 pcm / £28,000 Net Rent
- EPC -E

Industrial unit roller shutter entrance, office space and warehouse facilities

Minimum eaves height of 3.36 meters and a maximum height of 5.15 into the apex

TENURE

The premises are sold freehold, subject to the existing leases, producing a passing net rental income of £120,200 per annum . Copies of the leases are available upon request.

Total £144,240 inc vat

Total £120,200.00 net

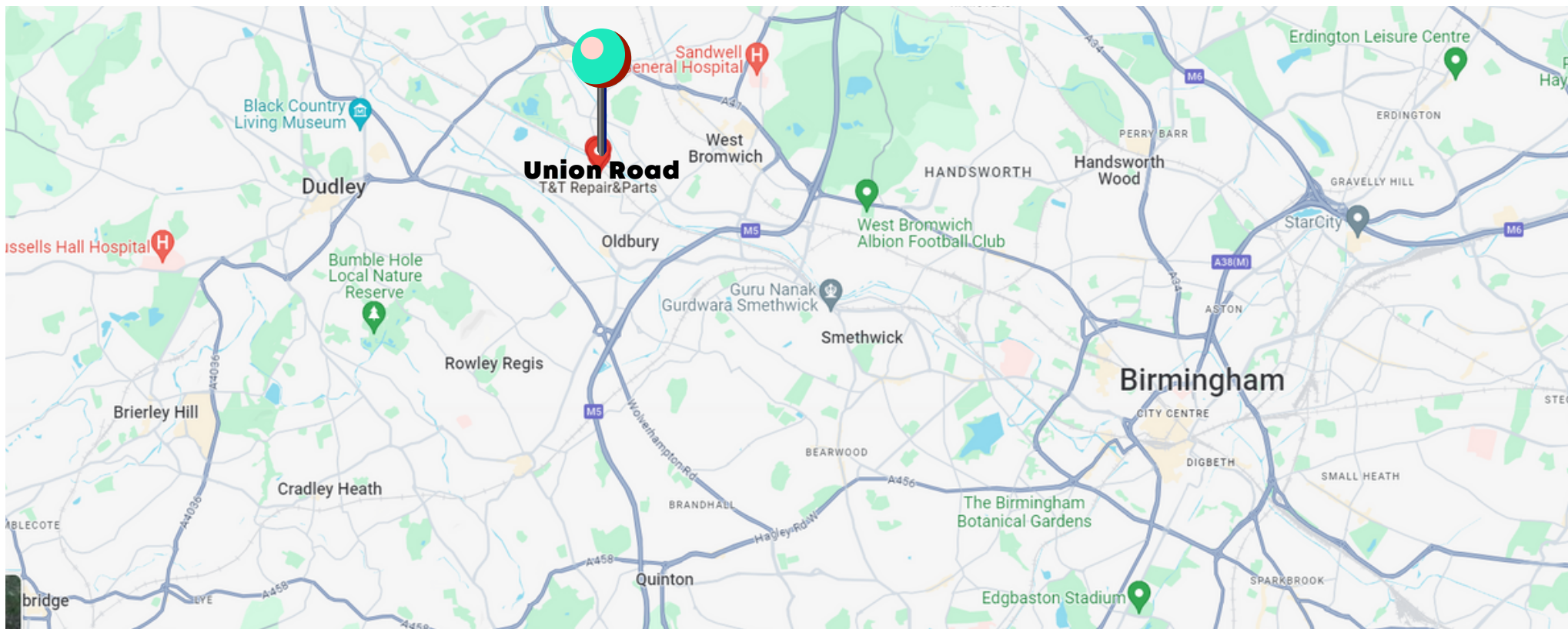
Generating a very attractive 9.62% Net rental yield.

LOCATION

The premises are located on the Imex Business Park, Oldbury, to the northern end of Union Road, approximately half a mile north of Oldbury town centre.

Junctions 1 and 2 of the M5 are within approximately 2 miles providing excellent access to the wider motorway network and Birmingham city centre.





- Sandwell and Dudley Station 1.0 miles
- M5 (J1) 2.7 miles
- M6 (J7) 6.7 miles

- Birmingham 7.3 Miles
- Birmingham Airport 17 miles
- Birmingham NEC 21 miles

VAT

We understand VAT is payable. However, it is understood the sale may be treated as a TOGC.

LEGALS

Each party to bear their own legal costs.

AGENT NOTES

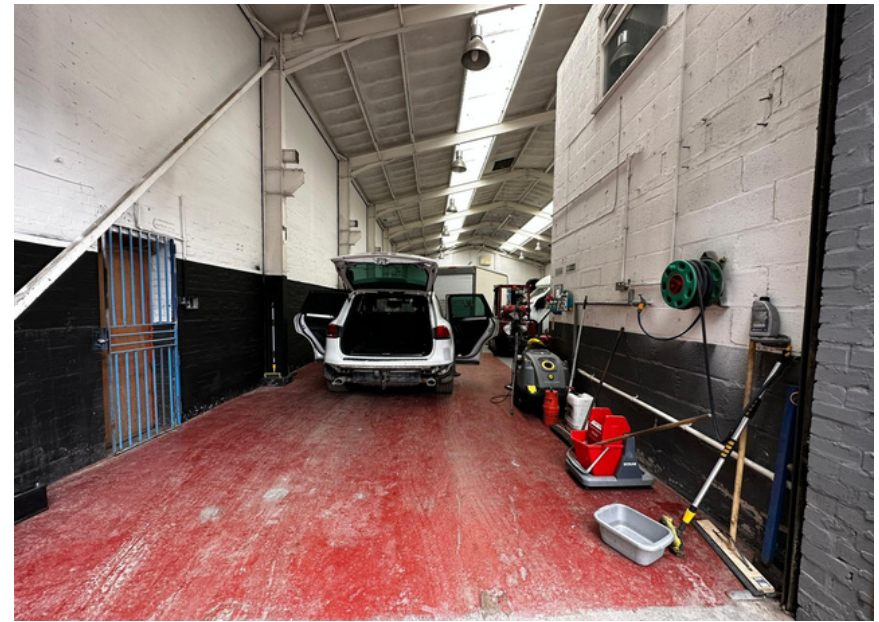
Sizes are approx. and parties are advised to carry out their own checks and due diligence before proceeding.

VIEWINGS

Viewings strictly by appointment via the sole appointed agent The OPA.

BUYERS FEE

Buyer's Fee of 2% of The Purchase Price, subject to Minimum Fee £3999 (All fees inclusive of VAT). T&Cs apply. Please request information pack, Buyer's Guide & FAQs.



Misrepresentation Act - The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy. Neither OPA nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Any reference to any equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves prior to proceeding.

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